

Detailed Comments of Chief Engineer/Mainland North, Drainage Services Department

- (a) the general requirements in the drainage proposal should include:
- (i) surface channel with grating covers should be provided along the site boundary;
 - (ii) the details (invert level, gradient, general sections, etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
 - (iii) the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - (iv) a catchpit with covers should be provided where there is a change of direction of the channel/drain;
 - (v) catchpits with sand trap shall be provided at the outlets of the proposed drainage system;
 - (vi) the applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;
 - (vii) the applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD;
 - (viii) for those existing drainage facilities to which the applicant proposed to discharge the storm water from the Site is not maintained by DSD, the applicant should identify the owners of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owners prior to commencement of proposed works;
 - (ix) the applicant is reminded that all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
 - (x) the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained by the applicant at his own expense;
 - (xi) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N of LandsD and/or relevant private lot owners;

- (xii) the applicant should make good all the adjacent affected areas upon the completion of the drainage works;
- (xiii) the applicant should construct and maintain the proposed drainage works properly and rectify the system if it is found to be inadequate or ineffective during operation; and
- (xiv) clear photos should be submitted showing the current conditions of the existing drainage from the discharge point(s) to the downstream and the existing drainage around the site.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied operation at the Site;
- (b) to note the comments of the District Lands Officer/North, Lands Department that:
 - (i) it is noted that structures were erected on the Site without approval from his office. The aforesaid structures are not acceptable under the Lease concerned. His office reserves the right to take necessary lease enforcement actions against the above irregularities; and
 - (ii) if the application is approved, the applicant shall apply to his office for a Short Term Waiver (STW) to regularize the unauthorized structures erected on the Site. The application for STW will be considered by Government in its landlord's capacity and there is no guarantee that it will be approved. If the STW is approved, the commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administrative fees as considered appropriate by his office.
- (c) to note the comments of the Commissioner for Transport that the village track connecting Lin Ma Hang Road and the Site is not managed by Transport Department. The management and maintenance responsibilities of the village track should be clarified with the relevant lands and maintenance authorizes accordingly;
- (d) to note the comments of the Director of Environmental Protection (DEP) that
 - (i) in construction phase, construction waste water and site runoff are possible sources of water pollution. The applicant is advised to make reference to ProPECC PN 1/94 as a guideline for measures on proper handling of construction site drainage;
 - (ii) since there is no information on whether the fertilizers are in solid and liquid form, proper storage arrangement against spillage should be implemented. Drainage should also be designed within the area that chemicals are protected from possible dissolving in rain water/runoff within the Site. Moreover, works on the ditches, if any, should be arranged such that appropriate mitigation measures against adverse water quality is implemented;
 - (iii) there is no existing public sewer in the vicinity of the Site. The applicant shall have to provide his own sewage treatment and disposal measures to cater for any sewage arising from the application, in compliance with the requirements of ProPECC PN 5/93 where appropriate; and
 - (iv) the applicant is advised to strictly observe all relevant pollution control ordinance, particularly on waste management and disposal, and put in place necessary precautionary/pollution control measures to prevent any pollution of nearby the watercourse as a result of the construction activities and when carrying out the

agricultural activities;

- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the Site is in an area where no public sewer connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed development and the general requirements in the drainage proposal appended in **Appendix II**;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
 - (i) if any existing structures are erected on leased land without approval of the Buildings Department (BD), they are unauthorized under the BO and should not be designated for any approved use under the application;
 - (ii) before any new building works are to be carried out on the Site, the prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized buildings works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the Buildings Ordinance (BO);
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;
 - (iv) in connection with (ii) above, the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations respectively;
 - (v) if the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and
 - (vi) detailed comments under the BO will be provided at the building plan submission stage; and
- (g) to note comments of the Chief Engineer/Construction, Water Supplies Department that for provision of water supply to the development, the applicants may need to extend the inside services to the nearest suitable Government water mains for connection. The applicant should resolve any land matter (such as private lots) associated with the provision of water supply and should be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.